Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.472 AMARAVATI, MONDAY , JULY 31, 2017 **G.413**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

CHANGE OF LAND USE FROM DISTRICT COMMERCIAL USE ZONE TO CENTRAL COMMERCIAL USE ZONE TO AN EXTENT OF AC.1.0082 CENTS AND DISTRICT COMMERCIAL USE ZONE TO RESIDENTIAL USE ZONE TO AN EXTENT OF AC.1.767 CENTS I.E., A TOTAL EXTENT OF AC.2.97 CENTS IN S.NO.192/5, AT D.NO.67-10-4/1, SURYARAOPET (V), MILITARY ROAD AT ASHOK NAGAR, KAKINADA AS APPLIED BY M/S KSR INFRA PROJECTS

[G.O.Ms.No.295, Municipal Administration & Urban Development (H1) Department, 28th July, 2017]

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.381 MA., dated:10.09.1975, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in S.No.192/5, D.No.67-10/4/1 to a total extent of Ac.2.97 cents of Kakinada Town. The boundaries of which are shown in the schedule hereunder and which is earmarked for District Commercial use in the General Town Planning Scheme (Master plan) of Kakinada sanctioned in G.O.Ms.No.381 MA., dated:10.09.1975 is now designates for Partly Central Commercial use to an extent of Ac.1.0082 cents and partly Residential Use an extent of Ac.1.767 cents by variation of change of land use and also based on the Council Resolution No.34, dated:28.07.2016 as marked “A, B, C, D” and “B, E, F, C” in the revised part proposed land use map G.T.P.No.19/ 2017/R available in the Municipal Office, Kakinada Town, **subject to the following conditions that;**

1. The applicant shall handover the road affected portion of 80'-0'' road and 40'-0'' road on western side and northern side respectively to the Commissioner, Kakinada Municipal Corporation through registered gift deed at free of cost before release of plan.
2. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any developmental activity in the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. The applicant shall pay the development / conversion charges to Gram Panchayat.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Sy.No.164/3P, other's vacant land, Ramanayyapeta (V)
East	:	Sy.No.195/P, other's vacant land, Suryaraopet (V)
South	:	Sy.No.192/6, other's vacant land, Suryaraopet (V)
West	:	Existing 46'-0'' wide road to be widened to 80'-0'' as per sanctioned Master Plan of Kakinada

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT